

Remington Park of Suffolk, Virginia is being affected by a Bulk Billing Contract even before it has successfully been negotiated! The community has gone without land line based communication technology since the first resident moved in during the month of September 2007. Our unique situation occurred when both responsible parties to be involved in the deployment of TELCOM were unable to provide the typical services included in a bulk agreement (Charter Cable lacked the ability to provide Telephone services and Verizon lacks the ability to provide CATV services in our area). Because of this situation and the Bulk Billing contract hanging over our head, L.M. Sandler & Son's believed the best course of action was no action at all.

Remington Park, to this day, does not have ground line based telephone service. In the case of emergency, we rely on cellular GPS tracking systems to pinpoint our location. We rely on poor cellular telephone service in our rural area as our only clear line of defense in the case of emergency. One homeowner, in October of 2007, had a fire in her home that originated on the 3rd floor. The response time from our local fire department (Approximately 1.5 miles from our community) was greater than 20 minutes due to cell phone communication problems and the lack of ground based lines linking our telephone number to a specific address.

The benefit to L.M. Sandler hanging us out to dry is that, one day, they may be able to close their bulk billing deal with a company that can offer us a complete package. Because of their desire to make a dollar through this contract, they have put 70 homeowners in serious risk in case of emergency.

Unfortunately, the nightmare is only beginning. When L.M. Sandler officially strokes their deal with Charter Cable, we will have the benefit of one of the poorest quality networks that exists in the Hampton Roads. Additionally, since the contract was not in place beginning day 1, we are going to be forced to change our current DirecTV service to Charter---or pay double. Homeowners in financial trouble will have an unfair assessment above our current assessments for services they may not desire.

To this day, L.M. Sandler has refused to sign the Easement and Right of Way to allow Verizon (who is sitting on the PROW, 10 feet from our property line) to service the nearly 70 residents of Remington Park. The only option for Verizon is to come in under Restricted Access and only provide Dial-Tone services. Even if our economy was in a booming situation and we had free money to pay for double services and receive the service of our choice (mine being Verizon), they are not allowed on our property with their technology.

Bulk Billing Agreements, in general and at Remington Park, are detrimental to the consumer on many levels to include:

Trickling Payments – Special HOA Assessments can be made against home owners when they are current on their dues and a neighbor is not. How is this fair?

Service Interruption – Owners can have their service shut off due to other members in the community defaulting on their payment, even if said owner is current. How is this fair?

Indirect Exclusivity – We have options---only at double expense. In a declining economy with increasing gas prices, the Middle American will be forced into one service based on not being able to pay for two.

Resale – Our home will have a contract hanging over it when we decide to resell. This will bottleneck the interested buyers who already have concerns about living in a HOA driven community.

Aside from the above factors, the contract duration (in case of Remington Park) is set at 25 years, which violates the Virginia Condominium Act § 55-79.74. Control of condominium by declarant, Article B.

RIM, LLC., the company set forth to negotiate and administrate our contract, is an affiliate of L.M. Sandler & Son's. This is openly admitted in the Communications Contract set forth by L.M. Sandler & Son's in the case of Remington Park. This Violates Federal Law Title 15 > Chapter 62 > § 3607 TERMINATION OF SELF-DEALING CONTRACTS, Article 2 and 4.

The day that Charter Cable is contracted to lay lines and provide service under our current Bulk Billing Arrangement and Verizon is not granted the same invitation, we will officially be locked in under exclusivity with zero competitive options. I urge you FCC, for the sake of Law Abiding and Tax Paying Americans, Ban Bulk Billing. Give us back the freedom of choice as set forth by the Constitution of the United States. Eliminate the risk that financial situations originating in a household I have nothing to do with will cause me to lose my service and my money. Stop L.M. Sandler from distributing my hard earned paychecks to individuals who feel the need to default on their payments. I have enough debt of my own as a first time home owner, a college graduate with student debts, increased gas prices and increased grocery bills to put food on the table. I can do without being forced into an amenity service that I cannot afford at this point in time.